

Message Text

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PAGE 01 STATE 023296
ORIGIN INT-05

INFO OCT-01 AS-01 NEA-10 ISO-00 TRSE-00 EB-08 /025 R

DRAFTED BY INTERIOR:RLEE:DS
APPROVED BY NEA/ARP:JWTWINAM
INTERIOR:JSLATER
TREAS:JHALDANE
TREAS:BPOUNDS
TREAS:LBOWDEN

-----021848Z 024635 /43

P 021715Z PEB 77
FM SECSTATE WASHDC
TO USLO RIYADH PRIORITY
INFO AMEMBASSY JIDDA PRIORITY

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E.O. 11652: N.A.

TAGS: USSAEC, SA

SUBJECT: KINAPARK: SELECTION OF A&E FIRM

REF: USREP TELEX 84, JANUARY 22, 1977

PLEASE PASS TO JOHN HUMMON , USREP/JECOR

1. INFORMATION REQUESTED IN PARAGRAPH 2A SENT JANUARY 14
VIA APO TO GEORGE GURR. PLEASE ADVISE IF ADDITIONAL
DETAILS NEEDED.

2. ANSWERS TO QUESTIONS RAISED IN PARAGRAPHS 2B AND C
FOLLOW.

3. EACH OF THE FIRMS REQUESTED TO SUBMIT PROPOSALS WERE
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SENT A DRAFT OF THE PROPOSED CONTRACT, WHICH INCLUDED
THE REQUIREMENT FOR THE SERVICES NECESSARY TO ACCOMPLISH
THE PROJECT. THOSE REQUIREMENTS WERE AS FOLLOWS:

A. TITLE I - PRELIMINARY ARCHITECT/ENGINEER SERVICES

1. FURNISH ALL NECESSARY SITE SURVEYS, PREPARE
DRAWINGS AND MAPS IN CONNECTION THEREWITH, AND, UNTIL

THE START OF CONSTRUCTION, FURNISH AND MAINTAIN
TEMPORARY BENCH MARKS TO WHICH CONSTRUCTION MAY BE
REFERENCED. SITE SURVEYS WILL BE FURNISHED TO THE
CONTRACTOR; HOWEVER, THE CONTRACTOR SHALL BE
RESPONSIBLE TO VERIFY THEIR ACCURACY.

2. FURNISH ALL NECESSARY SOILS INVESTIGATION
(INCLUDING, BUT NOT LIMITED TO, TEST BORINGS, SOIL LOGS,
SOILS ANALYSIS AND PERCOLATION TESTS).

3. FURNISH SERVICES FOR ALL NECESSARY SPECIAL
FIELD ENGINEERING STUDIES AND INVESTIGATIONS TO OBTAIN
NECESSARY DESIGN DATA CONCERNING THE EXISTING UTILITIES.

4. FURNISH ALL NECESSARY SPECIAL FIELD ENGINEERING
STUDIES AND INVESTIGATIONS TO OBTAIN ANY ADDITIONAL
NECESSARY DESIGN DATA CONCERNING THE EXISTING UTILITIES.

5. FURNISH TWENTY (20) CHECK SET COPIES OF THE
FINAL WORKING DRAWINGS, DETAILS, SPECIFICATIONS, DESIGN
ANALYSES AND DETAILED CONSTRUCTION COST TO THE
GOVERNMENT FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE
OF THE INVITATION FOR CONSTRUCTION BIDS. THE ORIGINAL
DRAWINGS SHALL BE PREPARED ON VELLUM.

6. CORRECT AND FURNISH COMPLETE SETS OF
CONSTRUCTION DOCUMENTS INCLUDING WORKING DRAWINGS,
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DETAILS AND SPECIFICATIONS FOR CONSTRUCTION, AND ASSIST
IN THE ISSUANCE OF ADDENDA AS MAY BE REQUIRED BY THE
GOVERNMENT. PREPARE A FINAL DETAILED CONSTRUCTION COST
ESTIMATE.

7. ASSIST THE GOVERNMENT IN SECURING, ANALYZING,
AND EVALUATING CONSTRUCTION BIDS OF PROPOSALS.

8. WHEN REQUESTED, CONSULT WITH AND ADVISE THE
GOVERNMENT ON ANY QUESTIONS WHICH MAY ARISE IN
CONNECTION WITH THE ARCHITECT/ENGINEER SERVICES DESCRIBED
IN THIS CONTRACT.

C. TITLE III - ARCHITECT/ENGINEER SERVICES
CONSTRUCTION OF FACILITIES

1. FURNISH AND MAINTAIN GOVERNING LINES AND BENCH
MARKS TO PROVIDE HORIZONTAL AND VERTICAL CONTROLS TO

WHICH CONSTRUCTION MAY BE REFERRED.

2. FURNISH ALL NECESSARY SITE SURVEYS AND DRAWINGS TO REFLECT "AS BUILT" FIELD CONDITIONS.

3. INSPECT THE EXECUTION OF CONSTRUCTION INCLUDING WORKMANSHIP, MATERIALS AND EQUIPMENT, TO ASSURE ADHERENCE TO THE APPROVED WORKING DRAWINGS AND/OR SPECIFICATIONS.

4. CHECK AND EITHER RECOMMEND OR REQUIRE REVISION OF THE CONSTRUCTION CONTRACTOR'S DESCRIPTIVE SUBMITTALS TO ASSURE CONFORMITY WITH THE APPROVED DESIGN, DRAWINGS, AND SPECIFICATIONS.

5. FURNISH SUCH FIELD OR LABORATORY TESTS OF CONSTRUCTION WORKMANSHIP AND MATERIALS, AND EQUIPMENT, AS THE GOVERNMENT MAY REQUIRE OR APPROVE.
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6. RECOMMEND NECESSARY CHANGES DURING CONSTRUCTION AND PROVIDE NECESSARY DRAWINGS, AND SPECIFICATIONS TO EFFECT THE CHANGES. PREPARE ESTIMATES OF REASONABLE AMOUNTS OF INCREASE OR DECREASE IN THE CONSTRUCTION PRICE AND/OR COMPLETION TIME FOR CONTRACT MODIFICATIONS.

7. FURNISH WEEKLY AND OTHER REPORTS OF THE PROGRESS OF CONSTRUCTION, AS MAY BE REQUIRED BY THE GOVERNMENT, AND PARTIAL, INTERIM, AND FINAL ESTIMATES AND REPORTS OF QUANTITIES AND VALUES OF CONSTRUCTION WORK PERFORMED FOR PAYMENT OR OTHER PURPOSES.

8. WHEN REQUESTED, CONSULT WITH AND ADVISE THE GOVERNMENT ON ANY QUESTIONS WHICH MAY ARISE IN CONNECTION WITH THE ARCHITECT/ENGINEER SERVICES DESCRIBED IN THIS CONTRACT.

4. THE PROPOSALS WERE EVALUATED ON THE BASIS OF HOW EACH OF THE FIRMS HAS INDICATED THEY WILL ACCOMPLISH THIS WORK, AND THE TIMELINESS OF ITS PERFORMANCE. THIS TOOK INTO CONSIDERATION SUCH THINGS AS OVERALL MANPOWER AND SPECIFIC DISCIPLINE MANPOWER AVAILABILITY AS WELL AS DEMONSTRATION OF A SENSITIVITY FOR PARK WORK AND A FAMILIARITY WITH THE SAUDI ARABIAN CULTURE.

5. PARAGRAPH 1--4.1001 OF THE FEDERAL PROCUREMENT REGULATIONS, STATES IN PART, "IT IS THE POLICY OF THE FEDERAL GOVERNMENT TO PUBLICLY ANNOUNCE ALL REQUIREMENTS

FOR ARCHITECT/ENGINEER SERVICES ON THE BASIS OF

DEMONSTRATED COMPETENCY AND QUALIFICATION FOR THE
TYPE OF PROFESSIONAL SERVICES REQUIRED AND AT A FAIR
AND REASONABLE PRICE."

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6. PARAGRAPH 1--4.004--2, STATES IN PART, "AFTER MAKING
A REVIEW OF TECHNICAL EVALUATION, THE BOARD SHALL HOLD
DISCUSSIONS WITH NOT LESS THAN THREE OF THE MOST HIGHLY
QUALIFIED FIRMS REGARDING ANTICIPATED CONCEPTS AND
RELATIVE UTILITY OF ULTIMATE METHODS OF APPROACH FOR
FURNISHING THE REQUIRED SERVICES, ARCHITECT/ENGINEERS
FEES SHALL NOT BE CONSIDERED IN THESE DISCUSSIONS."

7. IT IS IMPOSSIBLE TO SECURE BIDS AS SUCH FROM
ARCHITECTURAL/ENGINEERING FIRMS WITHIN THE UNITED
STATES, AND THESE TYPES OF SERVICES ARE, THEREFORE,
SECURED BY NEGOTIATED CONTRACTS. NEGOTIATIONS ARE
CONDUCTED WITH THE ARCHITECT/ENGINEER FIRM THAT HAS BEEN
EVALUATED AS THE BEST QUALIFIED FIRM TO
ACCOMPLISH THIS PARTICULAR PROJECT. IF A MUTUALLY
SATISFACTORY CONTRACT CANNOT BE NEGOTIATED WITH THAT
FIRM, NEGOTIATIONS WILL CONTINUE WITH EACH SUCCEEDING
FIRM UNTIL A SATISFACTORY AGREEMENT IS REACHED. THE
NATIONAL PARK SERVICE TEAM WILL PROCEED TO SAUDI
ARABIA ACCOMPANIED BY THE SELECTED FIRM FOR A DETAILED
REVIEW OF THE DEVELOPMENT SITES. NEGOTIATIONS WITH
THE SELECTED FIRM WILL COMMENCE AS SOON AS THIS ON-SITE
VISIT HAS BEEN ACCOMPLISHED.

8. THE NATIONAL PARK SERVICE HAS ESTIMATED THAT THE
ARCHITECTURAL/ENGINEERING CONTRACT FOR THE ASIR-TEHAMA
KINGDOM PARK SHOULD BE WITHIN \$1,800,000.00 AND WILL
CONDUCT NEGOTIATIONS TO THAT END.
VANCE

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NNN

*** Current Handling Restrictions *** n/a

*** Current Classification *** LIMITED OFFICIAL USE

Message Attributes

Automatic Decaptioning: X
Capture Date: 01-Jan-1994 12:00:00 am
Channel Indicators: n/a
Current Classification: UNCLASSIFIED
Concepts: n/a
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Copy: SINGLE
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Decaption Date: 01-Jan-1960 12:00:00 am
Decaption Note:
Disposition Action: RELEASED
Disposition Approved on Date:
Disposition Case Number: n/a
Disposition Comment: 25 YEAR REVIEW
Disposition Date: 22 May 2009
Disposition Event:
Disposition History: n/a
Disposition Reason:
Disposition Remarks:
Document Number: 1977STATE023296
Document Source: CORE
Document Unique ID: 00
Drafter: RLEE:DS
Enclosure: n/a
Executive Order: n/a
Errors: n/a
Expiration:
Film Number: D770037-0604
Format: TEL
From: STATE
Handling Restrictions: n/a
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Litigation Code IDs:
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Litigation History:
Locator: TEXT ON MICROFILM, TEXT ON-LINE
Message ID: 75449cce-c288-dd11-92da-001cc4696bcc
Office: ORIGIN INT
Original Classification: LIMITED OFFICIAL USE
Original Handling Restrictions: n/a
Original Previous Classification: n/a
Original Previous Handling Restrictions: n/a
Page Count: 4
Previous Channel Indicators: n/a
Previous Classification: LIMITED OFFICIAL USE
Previous Handling Restrictions: n/a
Reference: n/a
Retention: 0
Review Action: RELEASED, APPROVED
Review Content Flags:
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Review Release Event: n/a
Review Transfer Date:
Review Withdrawn Fields: n/a
SAS ID: 3455221
Secure: OPEN
Status: <DBA CORRECTED> jms 970904
Subject: KINAPARK: SELECTION OF A&E FIRM
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To: RIYADH
Type: TE
vdkgvwkey: odbc://SAS/SAS.dbo.SAS_Docs/75449cce-c288-dd11-92da-001cc4696bcc
Review Markings:
Margaret P. Grafeld
Declassified/Released
US Department of State
EO Systematic Review
22 May 2009
Markings: Margaret P. Grafeld Declassified/Released US Department of State EO Systematic Review 22 May 2009